City of Daly City

Single-Family and Multifamily Residential Objective Design Standards

September 2024

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1. Introduction

1.1 Purpose and Goals

The Citywide Objective Design Standards provide objective requirements for the development of single-family and multifamily residential developments in Daly City. Objective design standards are written to have "no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal." In other words, the goal of these objective design standards is to provide a clear and straight forward application and approval process for single-family and multifamily residential developments.

1.2 User Guide

This document contains two separate sections, the first section containing objective design standards for single-family and duplex housing development and the second section containing objective design standards for multifamily residential developments. Each section contains objective design standards for the following four topic areas:

» Site Design

» Building Design

» Context Sensitivity

» Landscaping and Lighting

Each standard type begins with an intent statement, followed by specific standards. The intent statements are provided to help the reader understand the overarching principle behind the standard requirements and do not serve as review criteria.

This document includes two checklists, one for single-family/duplex and the other for multifamily developments, listing the objective design standard requirements. The checklists are included as a part of the appendix at the end of this document. The checklist should be filled out by the project applicant and reviewed by City staff to indicate whether the applicant's project meets the requirements for nondiscretionary staff review.

1.3 Relationship to State and City Regulations

The following describes how these objective design standards relate to and comply with State and City regulations:

» **California State Senate Bill 35**. Senate Bill (SB) 35 requires the availability of a streamlined ministerial approval process for multifamily residential developments to increase the supply of housing in jurisdictions that have not yet made sufficient progress toward meeting their Regional Housing Needs Allocation (RHNA). As part of the streamlining process, jurisdictions are required to establish objective design standards for multifamily residential development.

» **General Plan.** The General Plan's Land Use Element describes the Daly City's goal of preserving neighborhood character in the city.

» **Zoning Ordinance.** All development must comply with the regulations in the City of Daly City's Zoning Ordinance. These objective design standards are applicable to new single-family, duplex, and multifamily housing projects built on parcels within Daly City.

» **Existing Citywide Design Guidance.** Where appropriate, these objective design standards reference and are compatible with adopted zoning ordinance standards and any design standards or guidelines for single-family/duplex or multifamily residential.

1.4 Review Process

Applications for single-family and multifamily residential development projects will be submitted to the Planning Division for ministerial processing and must include an application packet and design plans.

Projects will be processed administratively by staff and reviewed for conformance with these objective design standards. If the project conforms with all applicable objective design standards, the applicant can proceed with submitting a building permit application for the project.

If a project does not meet one or more of the objective design review standards, the applicant can amend their application to comply, or when appropriate, the City's Planning Manager can administratively approve minor deviations (e.g., when the applicant can demonstrate that site design/layout would be improved or that there is a constraint that would make complying with a standard infeasible given the site layout, etc.) from the objective design standards.

For deviations not deemed minor by the Planning Manager, the applicant can apply to amend the objective design standards to the City Council. Only the deviations not deemed minor and considered for amendment shall be discussed by the City Council. All other design aspects determined to comply with the standards shall remain approved.

Regarding compliance with the California Environmental Quality Act (CEQA), a project on a qualified site may be exempt from CEQA using a CEQA Guidelines Section 15183 exemption, unless there are peculiar circumstances that would create a new impact not already identified and mitigated as part of the General Plan Addendum, which covers the R-1, R-1/A, R-2, R-2/A, R-3, and R-4 Zoning Districts. Other factors, like hazardous materials, may require environmental review.

If the project does not meet the CEQA Guidelines Section 15183 exemption, then the project will either require additional CEQA review or require an additional environmental impact report (EIR) or Supplemental EIR (SEIR), depending on whether the project is within the envelope of development analyzed in the General Plan EIR.

2. Objective Design Standards for Single-Family and Duplex Housing Developments

These objective design standards are for new houses and additions to existing houses. Single-family projects are one unit on a parcel and can be detached or attached to its neighbor. Duplex projects are two residences on one parcel and also can be detached or attached to neighboring buildings. The following standards apply to all projects in the R-1, R-1/A, R-2, and R-2/A zoning districts.

2.1 Site Design

2.1.1 Building Orientation and Street Edge

Intent
Provide visually interesting residential streetscapes with open, pedestrian character.

2.1.1.1 Building Orientation to Street

» The main elevation of single-family and duplex housing units shall face the primary public or private street on which the lot is located. On corner lots, the main elevation may face either street.

» Entries to each single-family or duplex unit shall be visible from the street. Entries shall be incorporated into front-facing porches, stoops, or recesses. If the entry is at the side of the house, it shall be marked with a clearly delineated entry walk and porch roof.

» For lots less than or equal to 25 feet wide, the porch roof shall not be required for side entries.

» For stacked duplex units, with one unit above the other, entries to each unit shall be incorporated into front-facing porches, stoops, or recesses.

2.1.1.2 Access to Main Entry

» A minimum four-foot-wide pedestrian walkway, other than the driveway, shall provide direct access from the sidewalk to the main entry.

» For lots less than or equal to 25 feet wide, the pedestrian walkway shall be three feet wide minimum.

Side entry with clearly delineated pathway and porch roof.

Housing unit with stoop and entry entrance facing primary street.

2.1.2 Parking and Service

Intent
Minimize the impact of driveways and utility services to create a more welcoming and walkable street environment.

2.1.2.1 Driveway Length

New single-family or duplex housing units shall have at least 19-foot-long driveways measured from back of sidewalk to garage door face. To avoid blocking sidewalk with parked cars, successive tandem spaces shall also be 19 feet long. Along private streets or where at least one existing neighboring structure is less than 16 feet from the back of sidewalk to the front of the structure, shorter driveway lengths are allowed provided a garage door recess is incorporated into the home so as to provide a minimum distance of 16 feet from the back of the sidewalk to the garage door face.

Driveway with adequate length for parking.

2.1.2.2 Driveway Paving Material

Driveways in the front yard setback or providing access to any garage that contains required parking shall use one of the following paving materials:

» Stamped, textured, or colored concrete paving.

» Standard concrete paving with a decorative band of bricks, pavers, or other contrasting material to break up the driveway into maximum 12-foot-wide sections.

» Brick or concrete paving units.

2.1.2.3 Curb Cut / Driveway Width

» All single-family or duplex home designs shall minimize the width of curb cuts to no more than 50 percent of lot width with a maximum of 20 feet for each curb cut along public streets and ensure at least four feet of landscaping between the driveway and property line.

» Along private streets and alleys, a greater percentage of curb cut/driveway to lot width is allowed, and landscaping between the driveway and property line is not required.

» For lots less than or equal to 25 feet wide, landscaping between the driveway and property line is not required.

» Curb cuts shall be in the public right-of-way to maximize on-street parking, unless the topography of the site and street prohibits this, as determined by the Planning Division.

2.1.2.4 Utility Screening

» Utility equipment, including transformers; meters; heating, ventilation, and air conditioning (HVAC) condensers, irrigation equipment, and electrical panels shall be located at the side or rear of the residence unless required otherwise by regulating authority.

» Utility equipment that cannot be located in the side or rear yards shall be undergrounded or screened with one of the following:

» Dense shrubs or plantings at least as tall as the utility, but not more than four feet high and that do not prevent access to the utility equipment.

» Architectural screening structures composed of at least one material used on the home, with a height as least as high as the utility but no higher than four feet high, and that does not prevent access to the utility equipment.

2.1.2.5 Trash Storage Siting and Screening

Trash storage shall be provided in the interior area (e.g., garage) of each residence in accordance with the Daly City Municipal Code. Where a garage conversion is proposed for any purpose, the garage door shall be replaced by a barn or sliding door with the mandated trash storage area provided behind the barn or sliding door.

Trash storage incorporated in garage recess and accessible from front yard.

2.2 Building Design

2.2.1 Building Frontage

Intent
Single-family, duplexes, and townhouses shall provide well composed, welcoming building frontages, or façades, that welcome interest from passersby while integrating visually with immediately adjacent properties.

2.2.1.1 Main Entryway Requirement

Main entryways for single-family residences, duplexes, and townhouses shall incorporate a porch, recessed entryway, or a combination of porch and recessed entryway.

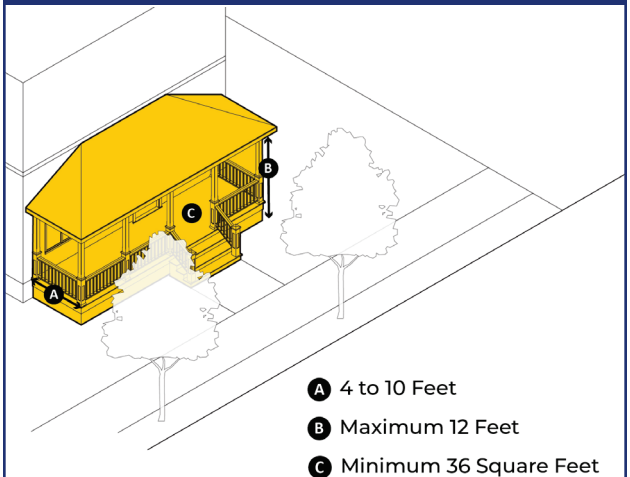
» **Porch Standards.** Main entryway porches shall comply with the following:

- **Area.** Porches shall include a covered area that extends 4 to 10 feet from the wall plane on which the door is located and have a minimum area of 36 square feet. If combined with a recessed entry, the total area of recess and porch shall have a minimum area of 36 square feet.
- **Height**. Porch roofs shall have a maximum height of 12 feet above grade.
- **Design.** Porch posts, columns, and roofs shall include the same exterior materials and color palette as the primary structure.

» **Recessed Entry Standards**. Recessed entryways shall be required and shall comply with one of the following:

- **Depth.** Recessed entries shall be recessed at least two feet from the wall plane on which the door is located to create a covered landing area.
- **Overhang.** Recessed entries shall include an overhang, eave, or roof form at least six feet wide that extends at least two feet in front of the main wall plane.

Porch Standard



A typical porch and recessed entry.

2.2.2 Massing and Articulation

Intent
Create diverse building forms that are sensitive to the design of neighboring residential character. Design new homes that avoid bulky or monolithic appearance through creation of visual interest and coordinated external elements.

2.2.2.1 Front Elevation Massing

Building elevations facing any public street shall include at least two of the following strategies.

» **Upper-Floor Projections.** A façade projection on the upper floor that extends at least two feet over the main wall plane, with a total area of at least 80 square feet and capped by a gable, eave, or other roof form.

» **Porch or Recess.** A porch or recess complying with the standards in Section 2.2.1.1.

» **Bay Window.** A protruding window, such as a bay window, which is at least two feet in depth.

» **Second-Floor Setback.** A minimum two-foot, street-facing setback applied to the second floor. The setback shall span at least 60 percent of the total street-facing building elevation and shall be covered with an eave or roof component that matches the primary roof form of the building.

» **Contrasting Materials.** Application of siding, panels, or materials that vary from the primary exterior finish, to at least 40 percent of the total elevation area of one story of the building.

Application of contrasting materials that vary from primary exterior finish.

Single-family home applying bay window as a front elevation massing strategy.

2.2.2.2 Garage Design

Garages shall comply with at least one of the following standards.

2.2.2.2.1 Design-Sensitive Front Garage

» The garage door width shall not exceed 60 percent of the total width of the front elevation of the building.

» Garages on lots 25 feet wide or less shall not exceed 80 percent of the total width of the front elevation of the building.

» The garage shall be prohibited from projecting forward from the surrounding wall plane.

» The garage shall include either an overhang at least 12 inches deep with the same materials and color palette as the primary roof form, or a recess of at least 24 inches from the surrounding wall plane.

Garage provided with a recess of at least 12 inches from surrounding wall plane.

2.2.2.2.2 Side-Accessible Attached Garage

» Side-accessible attached garages shall be located a minimum of 12 feet behind the main elevation of the home.

» The mass and overall height of the side-accessible attached garage shall be less than the mass and height of the house itself.

2.2.2.2.3 Detached or Attached Rear Garage

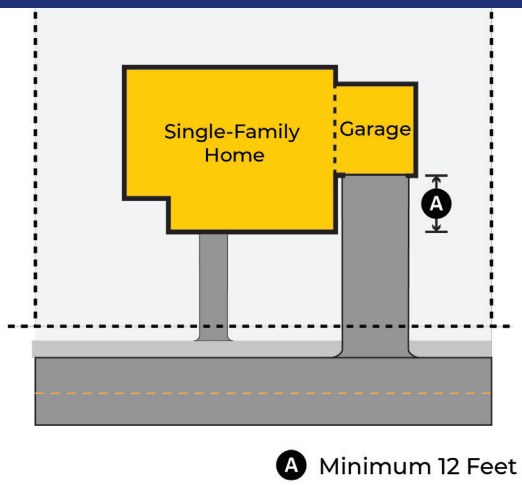
» Detached garages shall be located at the rear of residential lots and be made accessible from a side driveway leading past the house, from the secondary street if it is a corner lot, or from the rear if the house is a through-lot.

» Attached rear garages (as in a townhome-style house) shall be accessed from an alley or street behind the house.

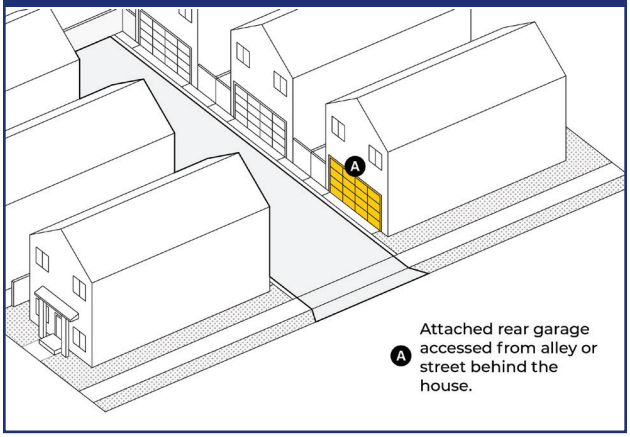
2.2.2.3 Garage Door Design

The color and design of all garage doors and the trim surrounding the doors shall match materials and colors used on exterior details of the home. The garage door shall be primed and painted the color of the main body of the home unless doing otherwise adds to the architectural interest of the home, as determined by the Planning Division. The door itself shall be architectural grade and incorporate windows, unless doing otherwise adds to the architectural interest of the home, as determined by the Planning Division. Garage doors shall be architecturally framed in two-inch nominal lumber.

Side Accessible Garage Location



Townhouse with Attached Rear Garage



2.2.3 Windows

Intent
Provide windows that provide well-proportioned articulation to building façades while adding visual interest, scale, and character.

2.2.3.1 Window Perimeter

All windows shall include one or both of the following perimeter design details:

» Wood, composite, or cement board trim at least two inches deep around the entire window.

» A minimum two-inch-deep recess from the surrounding exterior wall plane.

2.2.3.2 Window Detail for Front Façades

In addition to Section 2.2.3.1, windows located on front façades (facing any street) shall be articulated with at least one of the following details:

» Sills extending beyond the surrounding trim or wall by one-inch minimum.

» Oversized head trim that is at least two inches wider than side trim.

» Window boxes for landscaping.

» Juliet balconies (shallow balcony rail in front of window).

» Shade devices such as overhangs or awnings.

Window details, including windows provided with sill, balconies, or other shading devices.

2.2.3.3 Window Frame Materials

Window frames shall complement the color of the adjacent wall. PVC windows shall be permitted, as far as this requirement can be met.

» The Planning Division shall have the ability to grant exceptions to the above instances where the requirements are incongruent with the proposed architectural style of the home and/or doing otherwise adds to the architectural interest of the home.

2.2.4 Roof Design

Intent
Provide roof designs that contribute to visual interest while maintaining durability of the home.

2.2.4.1 Roof Form

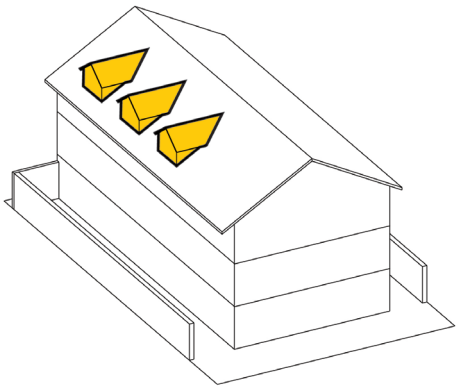
Sloped roofs visible from front property lines that are wider than 30 feet shall be vertically articulated at least once every 30 feet, with at least one of the following techniques:

» A change in height of at least four feet

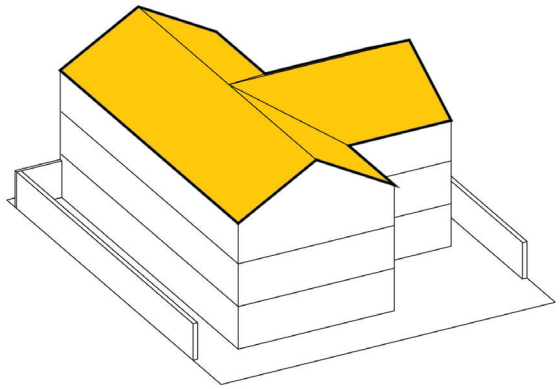
» A roof dormer

» A change in roof orientation

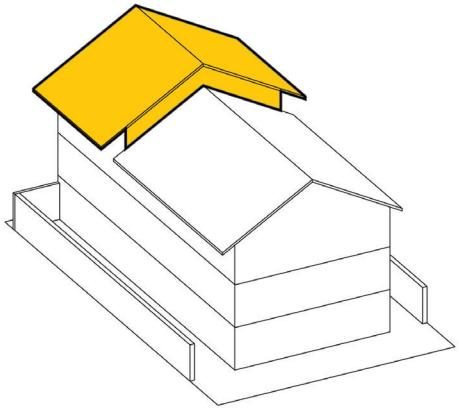
Dormers



Cross Ridgeline



Ridgeline Change



2.2.4.2 Roof Pitch

If a visible sloped roof is provided, the following standard shall apply:

- For Modern, Art Deco, or Contemporary style buildings, roofs shall have a roof pitch between 0:12 to 3:12.
- For Craftsman, Victorian, Georgian, or other historic-based styles, roofs shall have a roof pitch of 3:12 to 12:12.
- For farmhouse-style buildings, roofs shall have a roof pitch of 6:12 to 12:12.
- For Spanish, Tuscan, or Mission-style buildings, roofs shall have a roof pitch of 3:12 to 6:12.

Spanish or Mission Style Roofs.

Craftsman Style Roofs.

Tuscan Style Roofs.

2.2.4.3 Flat Roofs

Daly City has many examples of existing homes and duplexes with flat roofs. Often, they are at the rear, away from the street, with a sloped roof in front. The following are standards for homes with flat roofs.

» Flat roofs are allowed behind sloped roof forms (gable roofs or shed roofs) at least 10 feet deep.

» Flat roofs are allowed behind parapet walls with a cornice or eave trim detail that is a minimum one and a half inch deep and three inches high.

2.2.4.4 Restricted Roof Forms

Superficial roof forms, such as "mansards," affixed to the building are prohibited.

2.2.5 Building Materials, Details, and Color

Intent
Promote materials, finishes, and colors that are substantial, long-lasting, and increase the visual quality of individual homes and public frontages.

2.2.5.1 Appropriate Building Materials

Up to four materials and four finishes may be used consistently on each building façade. Decorative material and design treatments used on front elevations shall extend back from the front wall a minimum of four feet. Materials used on building finishes shall be high quality and durable.

Appropriate building materials include:

» Brick, rock, and stone, or a veneer of these materials

» Smooth-troweled stucco

» Poured-in-place concrete

» Cementitious board

» Glass

» Plaster or stucco

» Ceramic and slate tiles

» Stainless steel

» Finished and painted wood shingles and trim

» Wood, aluminum, copper, steel, and vinyl-clad frames for windows and doors

2.2.5.2 Inappropriate Building Materials

The following materials shall be prohibited from use as finishes:

» Porous materials

» Untreated Plywood

» Vinyl or aluminum siding

» Faux materials, such as foam material that replicates "stone" or "brick."

2.2.5.3 Gutters, Downspouts, and Vents

2.2.5.3.1 Gutters

Aluminum, steel, or vinyl gutters shall be painted to match eave colors. Gutters shall be fixed at intervals that will prevent sagging in the future.

2.2.5.3.2 Downspouts

Careful consideration shall be given to ensure downspouts are led from the gutter to the ground in a straight line with a minimum number of turns.

2.2.5.3.3 Mechanical Vents

When vents from mechanical devices such as dryers, kitchen vent hoods, and bathrooms are placed on walls, they shall be located on side or rear elevations whenever possible. Where vents are necessary on front façades, ensure that they are composed carefully with consideration of windows and trim.

2.2.5.3.4 Plumbing Vents

Plumbing vents shall be located on side or rear of roofs whenever possible. If vents are necessary on roofs facing the street, align them in straight lines or gather them together into clusters.

2.2.5.4 Paint Color

» All new homes shall provide a three-tone paint scheme and the total number of colors on the entire building exterior shall be limited to a maximum of five colors (or five tones of the same color), including trim and accent colors.

» Paint color shall be used to provide visual interest and differentiation between the individual floors of any home, unless otherwise approved by the Planning Division for the purpose of achieving or maintaining an existing or proposed architectural style.

» All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface. Exception shall be made for contrasting gutters and downspouts that are a feature of Spanish-style architecture.

2.2.6 Special Standards for Duplexes and Attached Single-Family Residences

Intent
For residences with multiple units, preserve the identity and character of existing Daly City neighborhoods through consideration of scale and design.

2.2.6.1 Standards for Duplex Residential Buildings

Duplexes shall be designed to either (1) emulate a single larger house by composing a façade that has a single simple roof form and no material definition between units; or (2) express the presence of two units within a single building.

If two units in the same building are expressed, the following measures shall be followed:

» Provide separate but complementary roof forms on each unit.

» A vertical material definition between units on the façade that extends from the ground to the top of wall. The vertical material definition can consist of one of the following:

» Three-and-a-half-inch minimum width board.

» Minimum two-inch-wide by two-inch-deep notch in the wall.

» A building offset of four inches minimum between units.

2.2.6.2 Articulation for Lots with Zero Lot Line

Houses that are attached to neighboring houses (zero lot line) shall be differentiated from its neighbors to avoid a monolithic building frontage along the street, by including one or more of the following strategies to articulate the main building façade.

» Offset the building a minimum of four inches from its neighbor.

» Differentiate each house from its neighbor using a vertical recess of two inches wide by two inches deep minimum.

» Provide projecting building elements from the main wall plane along the joint between houses, consisting of one or more of these elements: porch roofs, bay windows, roof edges, or balconies.

» Applied trim running from ground level to roof level, consisting of a minimum 1 1/2-inch by 3 ½-inch wood or cementitious board, with distinct changes in cladding material or color from one module to the next.

2.3 Context Sensitivity

2.3.1 Adjacent to Existing Residential Development

Intent
Ensure new development respects adjacent existing single-family and duplex homes and addresses concerns about privacy and provision of light and air.

2.3.1.1 Side Property Line Setback

For new residences and additions adjacent to existing single-family and duplex buildings, building mass above two stories or 20 feet in height shall be set back a minimum of five feet from the side property line.

2.3.1.2 Windows Adjacent to Residences

For new residences and additions adjacent to existing single-family and duplex buildings, windows above the second level and within 15 feet of property lines of adjacent residential shall be designed using at least one of the following standards:

- Provide translucent or obscure window glass.
- Design offset window patterns for new windows relative to existing neighboring windows.
- Locate windowsills five feet above the floor level (subject to building code requirements).
- Screen with dense landscaping between the new development and existing residential property, using evergreen tree or hedge materials expected to grow to a height of 15 feet or more.

2.3.2 Hillside Design Standards

Intent
Ensure new development respects the character of the physical setting in Daly City, which is composed of many residential neighborhoods on steep hillsides.

2.3.2.1 Design of Rear Façades

Daly City is notable for its steep and varied topography. This means that many buildings in single-family and duplex zones are quite visible from below. Front façades have design standards to ensure a sense of scale and quality, as described in Section 2.2.2.1. For new residences and additions that have a rear façade facing downhill and that is visible from public streets, at least one of the following standards shall be met.

- **Single-Floor Projection.** A façade projection on the upper floor that extends at least one foot over the main wall plane, with a total area of at least 80 square feet and capped by a gable, eave, or other roof form.
- **Porch or Recess.** A porch or recess complying with the standards in Section 2.2.1.1.
- **Bay Window.** A protruding window, such as a bay window, which is at least two feet in depth.
- **Second-Floor Setback.** A minimum two-foot setback applied to the second floor. The setback shall span at least 60 percent of the total building elevation and shall be covered with an eave or roof component that matches the primary roof form of the building.
- **Contrasting Materials.** Application of siding, panels, or materials that vary from the primary exterior finish to at least 40 percent of the total elevation area of one story of the building.
- **Landscape.** Provision of landscape trees or large shrubs in the rear yard that will reach a minimum of 20 feet in height within five years.

2.3.2.2 Design of Hillside Support Structures

Where hillsides are steep, there are often tall, uninhabited support structures holding the house up. These structures are very prominent from below. The following standards apply to support structures of a height of 10 feet or greater:

» **Wood-Frame Structures.** Wood-frame structures shall be enclosed with sheathing and a finish surface such as wood or cement board siding, stucco, or finished panels. The design, layout, and colors of the finish surface shall be composed to be harmonious with the façade of the house.

» **Larger Structural Elements.** Where the supporting structure is composed of elements of larger than six inches in wood or steel, they may remain unenclosed. The elements shall be painted to match the colors on the house.

2.3.2.3 Design of Hillside Retaining Walls and Fences

Where houses have rear yards on the downhill side, the following standards apply.

» **Retaining Walls.** Visible retaining walls shall be made from poured-in-place concrete, high-quality shotcrete, weather-resistant timber, or masonry walls, including stabilized interlocking block walls. Exposed concrete block walls are not allowed without a plaster finish.

» **Fences.** Visible property line fences shall be solid wood with six-inch by six-inch posts. Chain-link fences and use of barbed wire is not allowed.

2.3.3 Daly City Planning Area Context Standards

Intent
New development should respect the character of the various neighborhoods in Daly City.

There are 13 separate Planning Areas in Daly City, as described in the General Plan. Boundaries are shown in Figure 1. The planning area boundaries are generally established along the topographic features, major roadways, or subdivision boundaries. Of these 13, neighborhoods that are considered residential neighborhoods are:

» Westlake
» St. Francis
» Skyline
» Serramonte
» Vista Grande
» Hillside
» Crocker
» Southern Hills
» Bayshore

The following design standards are developed specifically to respond to the character, physical setting, and historic pattern of development in these neighborhoods. Neighborhoods that share similar characteristics have been grouped together. All proposed residential projects in the single-family or duplex zoning districts shall follow the neighborhood-specific standards in the neighborhood in which it is located. Note: these standards are supplemental, all other design standards from this document still apply.

2.3.3.1 Westlake and Skyline

One of the most characteristic of all Daly City neighborhoods, Westlake and its coastal companion, Skyline, were developed starting in the 1940s and still retain a sense of new and exciting modern ideas in housing.

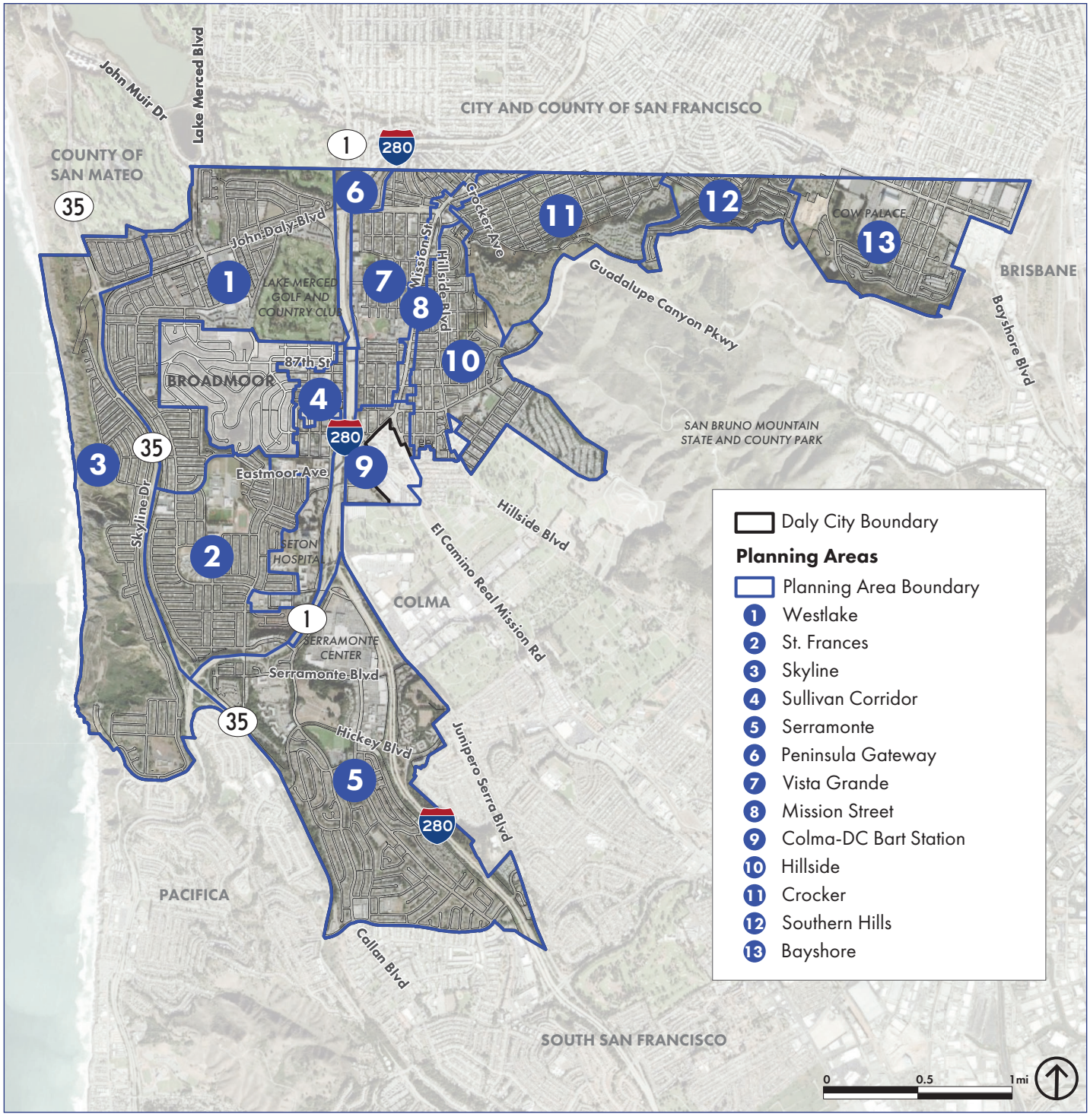


Figure 1 Planning Areas.

Varied rooflines seen across Daly City neighborhoods.

» **Garage Doors.** Scale of the façades in Westlake/Skyline are typically broken up into smaller, welcoming volumes. Single-width garage doors are predominant. For new projects, garage doors shall be single width. For two-car garages, provide two separate doors.

» **Roofline.** Varied rooflines in these neighborhoods are a notable characteristic, with roofs varying between gable roofs, hip roofs, shed roofs, and butterfly roofs, lending an air of midcentury modern design to the neighborhood.

» New residential buildings shall not repeat the roofline of their immediate neighbors but shall use other existing rooflines from the neighborhood as design inspiration.

» Where new projects add living space above an existing residence, the roofline shall reference the existing roofline by repeating at least two of the following: the configuration (gable, hip, shed): slope (to within 10 percent of existing) and roofing material.

» **Front Façade Massing.** New projects of two stories or greater shall provide recesses or step-backs in the front façade of 50 percent or more. Recesses and step-backs shall be a minimum of two feet behind the forward façade.

» **Architectural Detail.** New projects shall consider using some of the common design themes of buildings in these neighborhoods. These include corner window treatments, substantial wood trim for windows (two-inch by four-inch size or greater), upper floor overhanging the lower floor by 12 inches or greater, and decorative balconies.

2.3.3.2 St. Francis

The St. Francis neighborhood is architecturally different from Westlake/Skyline, having been developed between late 1950s and early 1960s, but there are notable characteristics here as well.

» **Garage Doors.** Scale of the façades in St. Francis is typically welcoming, with one- and two-story homes clearly divided into side-by-side volumes. As in Westlake/Skyline, single-width garage doors are predominant. For new projects, garage doors shall be single width. For two-car garages, provide two separate doors.

» **Roofline.** In this neighborhood, there is less variety in rooflines. New projects are encouraged, but not required, to vary rooflines by contrasting configuration (gable roofs, hip roofs, shed roofs, and butterfly roofs).

» Where new projects add living space above an existing residence, the roofline shall reference the existing roofline by repeating at least two of the following: the configuration (gable, hip, shed), slope (to within 10 percent of existing), and roofing material.

» **Front Façade Massing.** To fit well in the neighborhood, new projects of two stories or greater shall provide recesses or step-backs in the front façade of 50 percent or more. Recesses shall be a minimum of two feet behind the forward façade.

2.3.3.3 Serramonte

This neighborhood developed later than many neighborhoods in Daly City. Streets can be very long without breaks, but the length is broken up by the variety of architecture along the street.

» **Garage Doors.** Two car garages are common in this neighborhood but they are typically with two separate garage doors. New projects shall provide separate garage doors for two-car garages.

» **Landscaping.** To help break up the long rows of driveways and garage doors, new projects shall provide living landscaping for four feet minimum between the driveway and the property line on each side.

2.3.3.4 Vista Grande

The Vista Grande neighborhood is an older area east of Interstate 280 and west of Mission Street. It exhibits great variety in housing ages, types, and styles. Because there is not a unifying design characteristic, there are a limited number of neighborhood context standards.

» **Landscaping.** To help break up the extensive areas of continuous paving in Vista Grande, new projects shall provide no less than 25 percent of the front yard space (not counting needed driveway surface) for living landscaping. Landscape can be in pots or beds and shall be connected to an irrigation system. Landscape beds shall be a minimum of three feet wide.

2.3.3.5 Hillside

Hillside has many streets with classic two-story attached houses, similar in style to houses in other Daly City neighborhoods. The topography is steep, and the houses step up the slopes in creative ways.

» **Landscaping.** To help break up extensive areas of continuous paving in Hillside, new projects shall provide no less than 25 percent of the front yard space (not counting needed driveway surface) for living landscaping. Landscaping provided in raised beds can step uphill on sites that are steeply sloped, providing a transition between a driveway and a front stair.

2.3.3.6 Crocker

Crocker is one of the oldest sections of Daly City and contains homes built between the 1920s and 1960s. Houses are set close to the street and there are extensive areas of paving. Because of the diversity of styles, there are a limited number of neighborhood context standards.

» **Street Trees.** Where possible, street trees and/or landscape beds shall be provided between the sidewalk and the curb.

2.3.3.7 Southern Hills

Located between the Crocker and Bayshore neighborhoods, Southern Hills consists of detached single-family homes built after 1960. The hillsides are typically very steep, with long blocks laid out along the slope. For this neighborhood there is not a need for neighborhood context standards, although the steep topography means that the Hillside Design Standards in Section 2.3.2 are particularly important here.

2.3.3.8 Bayshore

Bayshore is the northeastern part of Daly City. The neighborhood contains a mix of single-family homes, condos, and townhouses of many ages and styles. There is a typical Daly City single-family residential grid leading from Geneva Avenue up to the foot of the hills, as well as more recent housing architecture, from

the 1980s and 1990s, on the hilly slope to the south. Some of the newer developments have narrow private streets with no sidewalks. For this neighborhood, there is a limited need for separate neighborhood context standards.

» **Access Driveways.** New buildings shall be located no farther than 20 inches from the front property line, and exterior parking is only allowed in driveways leading to a garage.

2.4 Landscaping and Lighting

2.4.1 Front Yard Landscaping

Intent
Ensure that front yards are defined by well-maintained landscaping and plantings that enhance residential buildings and visible outdoor spaces.

2.4.1.1 Required Landscape Coverage

All portions of required front yards, except those occupied by walkways and allowable motor vehicle parking and storage areas, shall be landscaped according to the following standards:

» Landscape shall be composed of at least 75 percent organic plant material, including grasses, trees and shrubs, or artificial turf.

» Landscape shall include not more than 25 percent inorganic groundcover, including decomposed granite, decorative pavers, and river rock.

» Replacement of existing front yard lawn or landscaping with hardscape is permitted on any property with a single-family or duplex dwelling unit and shall comply with all requirements of Daly City Zoning Code Section 17.34.050.

Landscaped front yard including a mix of grasses, shrubs, and trees.

2.4.2 Planting

Intent
Compose landscapes with diverse, robust plant types that are well-integrated into other components of site design.

2.4.2.1 Planting Size

All proposed shrubs except accent, color, or groundcover planting shall be a minimum five-gallon size.

2.4.2.2 Planting Location

Plant materials shall be placed so they do not restrict access to emergency apparatus, such as fire hydrants or fire alarm boxes or disturb overhead lines or underground utilities. Trees and large shrubs shall be placed as follows:

» A minimum of six feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals.

» A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections.

» A minimum of six feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

2.4.2.3 Street Trees

Provide street trees within the public right-of-way in a linear row pattern at an interval between 20 to 40 feet on all street façades, where conditions from Section 2.4.2.2 allow and where the proposed street tree location does not impact any existing utilities.

All young trees shall be securely staked with double staking and/or guy-wires. Root barriers shall be required for any tree placed within 10 feet of pavement or other conditions where roots could disrupt adjacent paving/curb surfaces.

2.4.2.4 Automatic Irrigation Controllers

Automatic irrigation controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes.

2.4.3 Fences

Intent
Provide walls and fences that are durable and appealing design components rather than monolithic barriers.

2.4.3.1 Fencing Required

All new residential development shall provide rear yard perimeter fencing with six-inch nominal posts, with a maximum of eight feet on center, or four-inch nominal posts with a maximum of six feet on center. Fencing material shall be Douglas fir, cedar, or other (composite) materials. PVC fencing shall not be permitted. All such fencing shall be stained dark brown or other stain color as approved by the Planning Division to achieve visual harmony with the adjacent residential construction. Fences between lots shall also be constructed six feet tall at the rear property lines and shall incorporate an opaque design.

Fencing provided along side yard.

2.4.3.2 Open Fencing

Fences in the required front yard setback parallel to the street shall not be solid or opaque. Fences shall have a partially open design characterized by boards or slats spaced no more than four inches apart, lattice, posts, or other visually penetrable design strategy.

2.4.3.3 Fence Height

Maximum height of fences in the required front yard shall be three feet. Fences along the side or rear yards shall be six feet maximum, or eight feet maximum if approved by City staff.

2.4.3.4 Prohibited Materials

Chain-link, barbed wire are prohibited from use for all residential fencing. Exceptions for chain-link fencing may be made for the following:

» Fencing not visible from streets adjacent to the property;

» Chain-link fencing with integrated slats of wood or vinyl.

2.4.4 Exterior Lighting

Intent
Provide outdoor lighting that increases residential safety without impacting adjacent properties or rights-of-way.

2.4.4.1 Lighting Fixtures

All building- and ground-mounted lighting shall be oriented away from the street and adjacent properties and be fully shielded so that no light is emitted above a 90-degree angle.

Example of building and ground-mounted lighting that is fully shielded.

2.4.4.2 Entryway Illumination

The front porch, landing, other recessed entryway, including garage recess, shall include a lighting element consistent with the design, materials, and/or color of the home.

2.4.4.3 Ground-Mounted Lighting

Ground-mounted lighting to illuminate driveway edges, landscaped areas, or stair approaches shall be limited to three feet tall.

Example of entryway lighting.

2.5 Objective Design Standards for Accessory Dwelling Units in Single-Family/ Duplex Zoning Districts

2.5.1 Two-Story Accessory Dwelling Unit Design

- Two-story accessory dwelling units (ADUs) in any yard shall incorporate design measures that reduce the mass of the ADU. These measures shall include the use of different siding materials and paint color between the first and second floors.
- Material transition involving lap siding shall incorporate two inches by six inches nominal trim band between floors and two-inch by four-inch nominal corner trim. All windows on wall containing lap siding shall incorporate either 2 1/2” brick moulding trim or two inches by four inches or larger nominal window trim.
- Roof design shall be the same or complementary to that of the primary residence. The entrance to any attached or detached ADU shall be connected to the driveway or the home or city sidewalk with a concrete pedestrian pathway.

3. Objective Design Standards for Multifamily Residential Developments

Multifamily developments are made up of a range of building types, including triplex, quadruplex, cottage court-type developments, condominiums, apartment buildings, and multiple-building developments. The following standards apply to all multifamily projects in any zoning district.

3.1 Site Design

3.1.1 Building-Street Edge

Intent
Ensure that new multifamily development promotes a pedestrian-friendly environment and responds to surrounding residential design.

3.1.1.1 Building Orientation

» The main elevation of all new buildings shall be oriented to face the public or private street on which the lot is located.

» Where a single building entrance provides access to multiple interior units, that external entrance shall be located on the elevation facing the street.

» Where housing units have individual exterior entrances and are adjacent to a public street, at least one entry shall face the street.

» Corner buildings shall include at least one entry and direct pedestrian access from both street frontages.

» Two exceptions may be made:

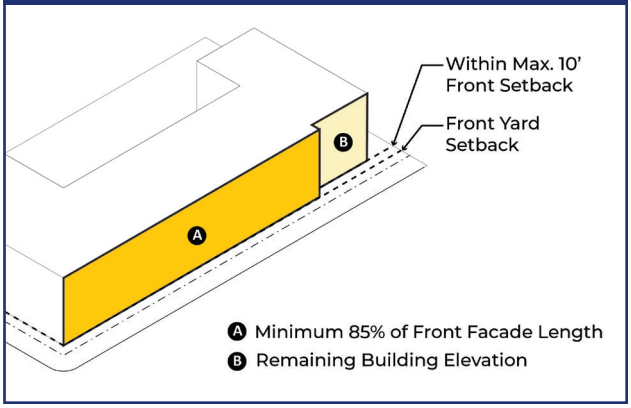
» Exception 1: Entries may front a courtyard that is directly accessible from primary street via pedestrian path.

» Exception 2: Buildings of multibuilding developments other than the building closest to primary street may include off-street/interior access from private streets.

3.1.1.2 Minimum Frontage Length

» At least 85 percent of the total building façade length shall be located on or within 10 feet of the front or street-side yard setback line. Ground-level publicly accessible open space or habitable open space on a podium above the ground level could make up 50 percent of this required front façade.

Minimum Frontage Length



3.1.1.3 Entryway Access Walkway

» A minimum six-foot-wide walkway shall provide direct access from the sidewalk to all combined, multi-unit entryways.

» A minimum four-foot-wide walkway shall provide direct access from the sidewalk to all individual unit entrances.

3.1.1.4 Corner Buildings

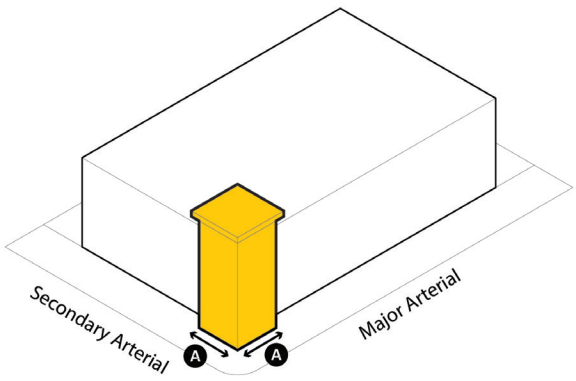
On a corner lot, a building shall be sited no more than 10 feet from either adjacent street property line for a minimum distance of 25 feet to help define the corners of street blocks unless it provides an attractive open space that provides direct internal access to units.

Units on corner lots shall incorporate at least two of the following design detail enhancements:

- Rounded or angled facet on the corner.
- Location of the building entrance at the corner.
- A change in material for a minimum of 25 feet on both sides of the street.
- Landscaped open space.
- Embedded corner tower element for a minimum of 50 percent of both façade lengths or 25 feet, whichever is greater.

Corner building with landscaping and building entry facing the street.

Corner Element



A Minimum 25 Feet or 50% of both facade lengths, whichever is greater.

3.1.2 Open Space

Intent
Provide well-designed open spaces that offer opportunities to relax, socialize, and play.

3.1.2.1 Private Common Open Space - Siting

Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of 10 feet of dense landscaping shall be provided as screening between the open space area and arterial street, service area, or commercial development.

3.1.2.2 Private Common Open Space - Usability

Open space surfaces shall include a combination of lawn, garden, flagstone, gravel, wood decking, play surfaces, concrete, or other serviceable and usable surface material. The slope shall not exceed 10 percent.

3.1.2.3 Minimum Dimensions

Common usable open space on the ground level shall have no horizontal dimension less than 15 feet. Roof deck open spaces shall have no horizontal dimension less than 10 feet. Rooftop open spaces shall incorporate a solid or glass screen or barrier or be entirely enclosed to limit wind.

3.1.2.4 Visibility

At least one side of ground-level common open spaces shall border residential buildings with transparent windows and/or entryways, to provide natural surveillance of the space.

3.1.2.5 Standard Pedestrian Walkways

Pedestrian walkways shall connect the common open space directly to a public right-of-way or building entrance.

3.1.2.6 Seating

All common open spaces shall include seating. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.

3.1.2.7 Amenity Features

At least one amenity feature, such as a play structure, plaza, sitting area, water feature, fire feature, or community garden shall be included in each open space area.

3.1.2.8 Play Areas

Developments that include 15 or more units of two bedrooms or more shall include children's play areas and play structures in a size and design acceptable to the Planning Division. This requirement does not apply to senior housing developments.

3.1.2.9 Open-Air Structures

Footprints of the open-air structures, such as trellis structures, pergolas, and arbors up to 120 square feet shall be counted toward the required minimum landscaped area.

Private common open space with rooftop garden.

3.1.3 Multiple-Building Development

Intent
Where multifamily projects include multiple buildings, provide visually interesting residential streetscapes in a circulation pattern that has an open, pedestrian character.

3.1.3.1 Circulation

- New private streets within a multiple-building project shall be aligned with surrounding existing and planned streets to create a continuous street pattern.
- All common open spaces shall be directly accessible by at least one street and one pedestrian pathway, bicycle facility, and/or multimodal pathway.
- The ends of all private streets longer than 500 feet shall include a pedestrian connection to another street, multi-modal pathway, or common open space.

3.1.3.2 Street Entry Features

At least one entry into the residential multiple-building development shall be developed as an entry drive with the following features:

» A five-foot-minimum width sidewalk shall be provided on at least one side of the shared entry drive from the street sidewalk to a minimum of 50 feet inside the property line, or to the first intersection with a private street or alley.

» Where pedestrian facilities cross site entries, the pedestrian crossing shall be highlighted through the use of high-visibility striping or special textured and/or colored paving.

In addition, the entry drive shall have at least one of the following features:

Special landscaping on both sides of the entry drive that may include both specimen trees and background landscaping.

» Textured, colored, or stamped roadway paving from the neighborhood property line to the first interior intersection.

» A minimum four-foot-wide landscaped median with integrated signage from the neighborhood property line to the first interior intersection.

3.1.4 Parking

Intent
Minimize the public view of parking and provide easy access to parking and service areas.

3.1.4.1 Parking Areas Siting

» To limit the visual impact of parking along streets, parking shall be located to the rear, side, or under the building.

» Corner parking lots are prohibited.

3.1.4.2 Parking Access

» Locate parking access on side and/or rear streets unless the property has no rear or side frontage on a public right-of-way or if existing grading conditions do not permit side or rear-street parking/service access. If the property has no rear or side frontage on a public right-of-way or if existing grading conditions do not permit side or rear street parking/service access, parking and service access may be provided from the street.

» Where vehicle access leads into parking lots at the interior of a site, the first 50 feet of vehicle access lanes (starting at the property line) shall include all of the following:

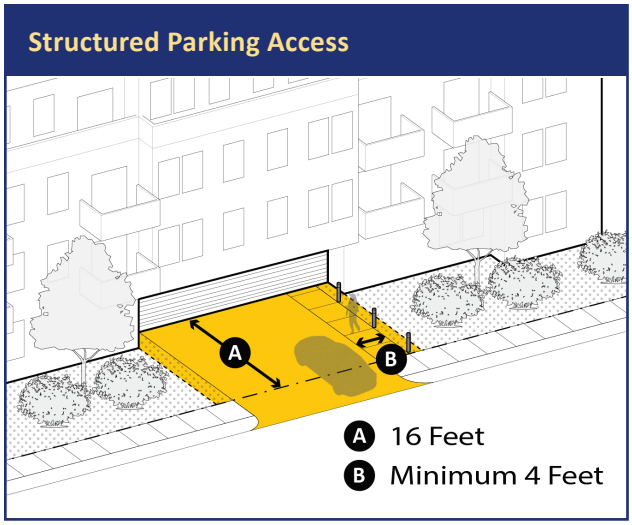
» A minimum five-foot-wide pedestrian walkway on at least one side.

» A minimum three-foot-wide landscaped area on both sides.

» Pedestrian-scaled lighting in the form of light poles no greater than eight feet tall or bollard lighting along the pedestrian walkway at a minimum average of one foot-candle.

3.1.4.3 Curb Cuts

Minimize the number of curb cuts for driveways. For parcel street frontages less than 300 feet, no more than one curb cut at 25 feet width maximum is allowed. For parcel street frontages 300 feet or more, no more than two curb cuts at 25 feet width maximum are allowed. Where parking ingress and egress are separated, each driveway shall be not more than 12 feet wide. Where a building is proposed on a corner parcel that only has one access point, the access shall be provided on more minor (less trafficked) streets, unless otherwise allowed by the Planning Division.



3.1.4.4 Vehicular Access to Structured Parking

At least one of the following shall be provided for all vehicle access routes to parking areas inside buildings:

» Where vehicle access leads directly into a parking structure, a welcoming entry point or drop-off area shall be provided.

» The entry point into the structure (e.g., any gate or garage door) shall be recessed a minimum of 16 feet from the edge of sidewalk to allow a car to pull forward and not obstruct the sidewalk.

» The entry drive to a parking structure shall have a minimum four-foot-wide pedestrian walkway on at least one side.

3.1.4.5 Parking Lot Screening

» Parking lots for multifamily developments adjacent to public streets shall be screened from public view, including adjacent parcels, with landscaping, fencing, or a combination of both.

» Where parking lots for multifamily projects are adjacent to public streets, a minimum 10-foot-wide landscaped frontage strip between the sidewalk and parking area is required. The frontage strip may be crossed by walkways and access drives and may be placed partially in the public right-of-way.

Landscaped buffer provided between sidewalk and parking lot.

» Landscaping used for screening purposes shall be at least four feet tall and shall be professionally maintained.

» Where parking lots for multifamily residential projects are adjacent to residential lots, a landscaped buffer shall be employed along rear and side property lines to screen parking lots from views from the adjacent residential lots. Landscape buffers for parking lots shall comply with both of the following:

» The landscaped buffer shall have a minimum width of 10 feet.

» A planted screen of approved trees and shrubs or non-chain-link fencing at least six feet tall shall extend along the length of the buffer.

3.1.4.6 Structured Parking Design

» Landscape buffers with a minimum width of 10 feet shall be provided on all sides of any enclosed parking structure, except where entries to the structure are provided at the ground level. In addition, the ground floor shall be designed to shield direct views of parked cars through the use of solid walls at least 42 inches high, except within a vision triangle.

» At least 25 percent of any exterior elevation of any parking structure visible above grade shall be treated with architecturally designed screening or features, artwork, landscaped screening, or living walls.

» Where a parking podium forms the ground floor or floors of a building, the visible structure shall be designed as the elevation's base or part of the elevation's base along the street frontage. Parking podium massing, dimensional modules, wall textures, and colors shall be architecturally consistent with the elevations of the building above.

» Parking structure floors partially below grade shall be limited to a maximum height of five feet above grade.

3.1.4.7 Services-Restricted Parking Space Minimum

For projects with a minimum of 20 parking spaces, at least one parking space dedicated to loading/unloading or pick-up/drop-off activities (i.e., service, shuttle, taxi, rideshare service) shall be provided per building and shall be directly accessible from the building. The dedicated parking space may be in a surface parking lot area or inside a parking structure.

3.1.4.8 Bicycle Parking

All common open spaces shall provide parking racks for at least four bicycles at each pedestrian entry to the open space, unless more parking is required by the City's building code.

3.1.5 Trash and Recycling Areas

Intent
Provide trash enclosures that are easily accessible, durable, and screened from public view.

3.1.5.1 Trash Storage Siting

» Locate recycling and trash enclosures away from building fronts and major entries, and/or screen such receptacles from view in fixed enclosures.

» Trash receptacles shall be accessible for trash collection but shall not block circulation drives near loading areas or conflict with parking.

» Trash enclosures placed next to parking shall be separated from adjacent parking stalls with a minimum five-foot-wide planter area.

3.1.5.2 Access to Trash Collection Facilities

The following shall be true of all trash collection facilities in housing development projects:

» The slope of the truck access path leading to the facility shall be no greater than five percent in the direction of travel and two percent in the cross slope.

» The facility shall be located no more than 35 feet from the truck access point.

» The applicant shall supply a letter from the City's waste provider that indicates the provider agrees with the location, size, and accessibility of the trash collection/storage facility.

3.1.5.3 Review by Trash/Recycling Service Provider

» Any application for a new building shall have all proposed trash/recycling storage capacity and pick-up locations reviewed and approved by the City's trash/recycling service provider.

3.1.6 Cluster Mailbox Design

Intent
Provide easily accessible and sheltered areas for storing and collecting mail.

Mailbox clusters serving groups of lots or clusters of units shall meet the following standards:

» Clusters and associated structures shall be designed using one more exterior finish materials or colors used on the residential units with which the mailboxes are associated.

» Cluster design and location shall conform to all U.S. Post Office requirements.

» Only covered mailbox areas shall be allowed, and such cover shall provide downward illumination during evening hours.

3.1.7 Services and Utilities

Intent
Provide services and utilities that are adequately screened from public view and are visually compatible with the surrounding development. Avoid placing utilities and services along active building frontages and in front yard of properties, unless required by regulation.

3.1.7.1 Location Restrictions

» Ground-mounted utilities and mechanical equipment shall not be located in a required front setback area or between any structure and a front property line, unless required by regulation.

» Where ground-level utilities and mechanical equipment is required to be in the front yard or between a building and the public right-of-way, at least three of the following measures shall be adhered to:

» Group above-ground utilities and mechanical equipment to the highest degree possible.

» Orient equipment to be perpendicular to the sidewalk and not parallel, as to result in a slimmer profile from street view.

» Set equipment below grade with solid or grated coverings.

» Install walls, fences, or screens using design features, materials, and colors used in the main structure. The screening structures shall be at least as high as the equipment without preventing maintenance access.

» Where there is enough space, raise the existing grade around the equipment with a berm or earthwork.

» Provide U-shaped plantings of shrubs that grow at least as high as the equipment without preventing maintenance access.

» Design recesses in the building wall that provide space for equipment set back from the public right-of-way.

» Paint equipment black or dark green to reduce their visibility, subject to individual equipment requirements.

3.1.7.2 Utility Meters

Locate utility meters in service, loading, or screened areas. Exterior surface-mounted utility boxes visible from the public right-of-way are prohibited. Utility meters shall be painted to match the color of the building face to which they are attached.

3.1.7.3 Location of Transformers and Generators

Electrical transformers and generators shall be located underground wherever possible. If undergrounding is not feasible, at least one of the following measures shall be employed:

» Enclosing equipment within the building.

» Placing equipment to the side or behind the building and screening with walls, fences, or other screens that contain design features, materials, and colors related to the main structure. The height of the screening walls shall at least be as tall as the mounted height of the transformer/generator.

» If the utility company determines placement to the side or behind the building is not feasible, a solid enclosure with screening walls at least as tall as the mounted height of the transformer/generator and any associated ventilation equipment shall be provided. The screening enclosure shall be located adjacent to the building wall and use similar colors and materials as the adjoining building wall.

3.1.7.4 Screening of Backflow Preventers

Backflow preventers (BFPs) shall be screened from view using one or more of the following design approaches:

» Consolidate all BFP components in a single location within 10 feet of the side property line.

» Consolidate all BFP components in a single location.

» Screen BFPs with a hedge of visually dense and water-conserving species at least four feet tall and surrounding BFPs on street-facing frontage and two other sides, while maintaining required access for maintenance.

» Install a wall, fence, or screen around three sides of BFP displaying materials, colors, or design features used in the principal building.

» The applicant shall paint all BFPs and other devices according to the following schedule:

» Domestic water aboveground piping and devices are Precaution Blue #22.

» Irrigation water aboveground piping and devices are Billiard Table Green #178.

» Fire water aboveground piping and devices are Dunn Edwards Safety Red #221.

» Fire Hydrants are Rustoleum Safety Yellow #242258.

3.1.7.5 Screening of Rooftop Mechanical Equipment

Rooftop mechanical equipment shall be screened from the view of all adjacent public rights-of-way by screens or walls designed with complementary materials and colors to the building. Screen walls shall be within 20 feet of rooftop parapet walls. Exceptions shall be permitted for rooftops visible from public rights-of-way that are significantly above the rooftop elevation, as determined by the Planning Division.

3.1.7.6 Stormwater Management

All building and site designs must provide stormwater treatment measures that meet Daly City Municipal Regional Permit requirements. These can have significant impacts on site design. The regulations are communicated here: https://www.dalycity.org/stormwater.

3.2 Building Design

3.2.1 Street Frontage

Intent
The building frontages facing streets and public rights-of-way shall be articulated to provide an innovative and unified design to passers-by and neighbors in the surrounding neighborhood.

3.2.1.1 Ground Floor Frontage

Ground floor building frontages shall include two or more of the following design approaches:

» Entry that is recessed into the wall a minimum of three feet.

» Provided with a covered entry porch accessed from the sidewalk.

» Stoops or porches at every public and private residential entry shall be elevated at least 24 inches above the sidewalk.

» A courtyard of at least 200 square feet, accessed from the sidewalk, with direct entry or entries into the building from the courtyard.

» Entryways accented by a change in external building material or application of a non-structural accent.

» Awnings or canopies over all entries.

» Integration of a continuous architectural shade feature spanning at least 50 percent of the building frontage.

» Windows facing the street or public right-of-way at the ground floor shall have transparent glass and shall be a minimum of 12 square feet each. There shall be at least one window of this size at every 30 feet of building frontage.

3.2.2 Massing and Articulation

Intent
Ensure each new building becomes an attractive, complementary addition to its surroundings by moderating its apparent size and scale. New structures will achieve this natural fit through context- responsive form and a variety of methods to break down large façades.

3.2.2.1 Massing Breaks

Buildings three stories or greater shall incorporate one or more of the following standards:

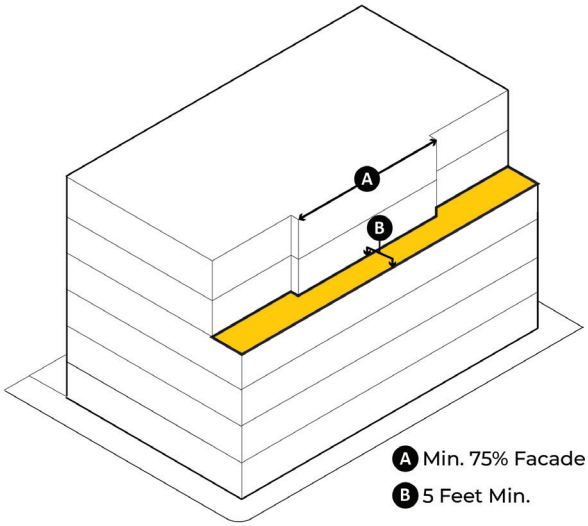
» **Step-back along primary façade:** Walls shall step back a minimum depth of five feet for at least 75 percent of the façade for floors above the fourth floor, measured from the primary façade plane.

» **Façade Articulation:** All street-facing façades shall include at least one change in plane (projection or recess) at least two feet in depth and four feet in width, or two changes in plane at least one foot in depth and 2.5 feet in width, for every 100 linear feet of wall. Such features shall extend the full height of the respective façade of a building from either the ground level or the floor above ground level, to the top of the wall.

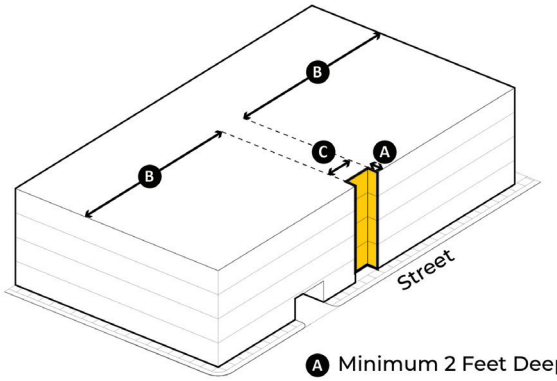
» **Upper-Floor Projections:**

- A projection or cantilever at the upper floors of buildings of up to four feet into public right-of-way, provided the projection is at least 12 feet clear above the level of sidewalk, five feet clear from the face of curb, and does not impact any below- or above-ground utilities. Any below- or above-ground utilities that are impacted due to upper-floor projections shall be relocated by the developer.

Stepback



Facade Articulation



- Balconies may project no more than 4.5 feet from the wall plane.
- Balconies and decks facing public streets shall have walls or railings that are at least 50 percent visually open.

3.2.2.2 Building Composition

Buildings of three stories or more shall have a clearly defined base and roof edge so that the façade has a distinct base, middle, and top.

Elements to articulate a building's façade shall include:

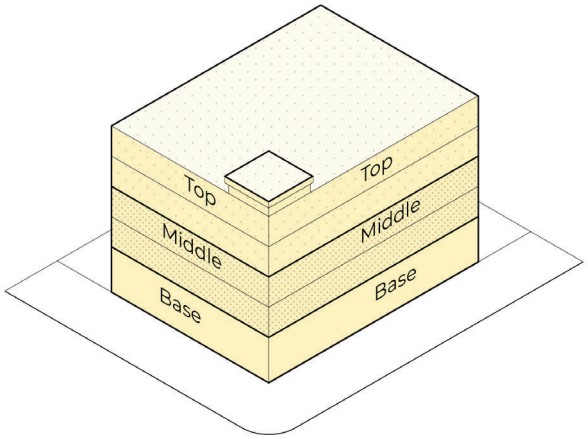
» The top of the building shall have one or more of the following: a cornice line with minimum six-inch overhang, a parapet with minimum six-inch cap, eaves with brackets or other detailing, a recessed parapet behind the top of the building wall, a change in material or color at the top floor, or upper floor step-backs. Buildings on corner lots shall incorporate a tower element that sits proud of adjacent horizontal services, unless this is determined unnecessary by the Planning Division due to the building's architectural style. The tower element shall be at a height and design to provide a significant focal point for the building.

» The middle or body of the building shall have a façade made up of regular components, including one or more of the following: consistent window pattern, repeating bay windows, regularly spaced pilasters, recesses, or other vertical elements.

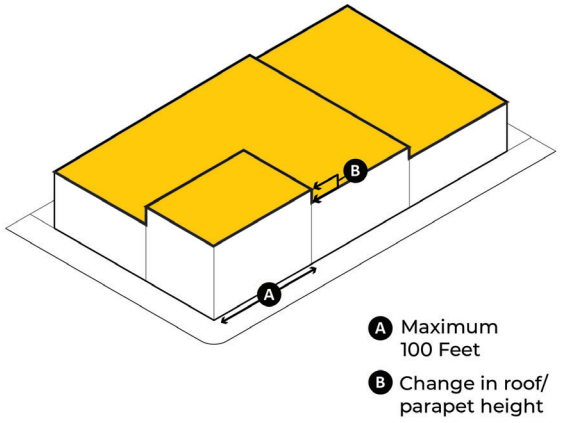
» The base of the building shall have one or more of the following: recessed ground floor, a continuous horizonal element that projects a minimum of 12 inches at the top of the ground floor, and/or enhanced window or entry elements such as awnings or canopies. Buildings situated on corner lots shall incorporate an entrance adjacent to the street corner, unless this is determined unnecessary by the Planning Division due to the building's architectural style.

» The elements comprising the base, middle, and top of the building may be interrupted by a protruding vertical element such as a tower or a recessed vertical element such as a massing break, an entry, or a courtyard.

Building Composition



Roofline Variation



3.2.2.3 Roofline Variation

» Roofline ridges and parapets shall not run unbroken for more than 100 feet. Variation for roofs shall be accomplished by changing the roof height, offsets, direction of slope, and by including elements such as dormers. Variation for parapets shall be accomplished by raising a section of the parapet higher, interrupting a run of parapet with a taller volume such as a tower, or a change in the design or material of the parapet ornamentation.

An example of a building facade with a clearly defined base, middle, and top elements.

3.2.3 Architectural Detailing

Intent
Provide articulation to building façades and roofs through a variety of architectural design features. Design and locate windows so that they provide well-proportioned articulation to building façades.

3.2.3.1 Architectural Roof Details

» Where buildings have a traditional architectural style, building walls along the street frontage shall have architectural detail (e.g., brackets, rafter tails, dentils, or other repeating elements) at the cornice or roof eave. Where buildings have a contemporary architectural style, the top of the wall may be expressed through the use of a clean stucco detail or a recess. Exposed, painted, or unpainted sheet metal flashing at the top of the wall is not allowed.

» All roof-mounted mechanical, electrical, and external communication equipment, such as satellite dishes and microwave towers, shall be screened from public view and architecturally integrated into the building design and consolidated to a minimal number of locations.

» Vent pipe terminations at the roof shall be consolidated and located on roof areas not visible from the street to the maximum extent feasible. Vent pipes that are visible from streets, sidewalks, plazas, and courtyards shall be painted to match the color of the roof to make them less conspicuous.

» All roofs shall include gutters/downspouts that:

- Drain directly into a cistern, landscaped area, or storm drain system.
- Match the trim or body color of the façade.
- Are inconspicuously located, unless consistent with the design of the building's architectural style (e.g., Spanish Revival).

3.2.3.2 Architectural Design Features on Elevations

At least one architectural design feature from the following list shall be integrated into all elevations of a building facing a primary or secondary street, or a common open space:

» Projecting or bay window treatments

» Brows or overhangs over windows

» Canopies or awnings over doors

» Projecting eaves of 24 feet or more

» Balconies

Building applying architectural design features such as window overhangs and balconies.

3.2.3.3 Windows

» **Recess/Trim.** All individual window openings along street frontages shall either be recessed two inches minimum or surrounded by trim at least four inches in width and two inches in depth.

» **Street Frontage.** Building walls along all street frontages shall have windows at all floors above ground level. Continuous blank walls of greater than 30 feet in length are not allowed.

» **Orientation and Proportion.** Buildings shall include vertically aligned, oriented, and proportioned façade openings with windows that have a greater height than width (an appropriate vertical/horizontal ratio ranges from 1.5:1 to 2:1). Where larger horizontal openings are used, they shall be divided into multiple groups of vertical windows. Smaller windows in utility areas or bathrooms may be horizontally proportioned. Deviations from vertical alignment shall be permitted only in instances where such deviation is purposeful to the benefit of architectural style, as determined by the Planning Division.

» **Materials.** All windows shall be metal, wood clad, or fiberglass. Vinyl windows may be used above the ground floor, if they are commercial grade acceptable to City staff.

» **Glazing.** Glass shall be clear with a minimum of 88 percent light transmission. Mirrored and deeply tinted glass or applied films that create mirrored windows and curtain walls are prohibited. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass, and other decorative treatments are appropriate.

» **Mullions and Muntins.** Windows may have true divided lites or simulated divided lites with surface muntins, or mullions, with a minimum thickness of a half-inch. Snap-in muntins shall not be used.

3.2.4 Building Materials and Finishes

Intent
Accentuate building design through quality building materials and attractive finishes.

3.2.4.1 Appropriate Building Materials

» At the base of the building along public rights-of-way, high-quality, durable, and easy-to-clean materials and finishes shall be used, such as stone, brick, cementitious board, glass, metal panels, ceramic tiles, poured-in-place concrete, and smooth-troweled plaster finishes. Windows and doors shall be framed in aluminum or other durable material – vinyl is not allowed.

» Above the ground floor, finish materials shall be materials that are high quality and durable, such as cementitious board, plaster or stucco, ceramic tiles (as a secondary material), finished and painted wood or composite trim, or durable sheet metal. Windows and doors shall be wood, aluminum, copper, steel, commercial-grade vinyl, or fiberglass.

» Due to Daly City's climate, all metal used shall be weather-resistant metal, such as galvanized metal, zinc, stainless steel, or non-ferrous metals such as copper.

» If used, brick and stone veneer shall be mortared and wrapped around corners a minimum of four feet to give the appearance that they have a structural function and minimize a veneer appearance.

3.2.4.2 Inappropriate Building Materials

The following materials are not permitted on exposed façades because they do not uphold the quality or lifespan that is desirable for new development:

» Mirrored glass, reflective glass, or heavily tinted glass

» Vinyl siding

» Vertical wood sheathing such as T1-11

» Plywood or similar wood

3.2.4.3 Other Material Requirements

» Housing development projects surrounded on two or more sides by adjacent residential lots shall incorporate at least two materials or finishes found on surrounding homes and apartments.

» Expanses of stucco or cement plaster larger than 400 square feet in area shall be subdivided with expansion joints, scoring, reveals, or changes in texture and color.

» At least two materials and finishes of primary buildings shall be used on all building additions.

3.2.4.4 Color

Project applicants shall submit color renderings that demonstrate compliance with the following standards:

» Primary colors shall not be used adjacent to natural materials such as stone, wood, natural metals, or quality architectural materials, such as precast concrete, brick masonry, and barrel tile.

» Primary colors shall be limited to ornamental and accent elements.

3.3 Context Sensitivity

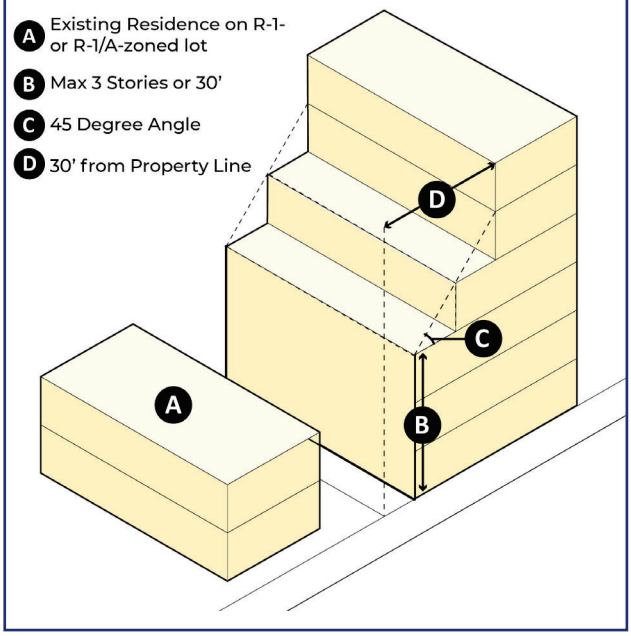
3.3.1 Adjacent to Existing Residential Development

Intent
Design of new development should provide for light and air and respect privacy for adjacent single-family homes and duplexes.

3.3.1.1 Height Transitions

» Buildings abutting lots zoned R-1 (Single-family Residential District) or R-1/A (Single-family/Duplex Residential District) and over three stories or 30 feet high (whichever is lesser), shall be designed with one or more horizontal step-backs for the entire length of the building façade adjacent to the R-1 or R-1/A lot. This stepback is required to step back at a 45-degree angle, starting from 30 feet high or the top of the third story to a maximum depth of 30 feet from the adjacent property line. The step-back area may be used for residential terraces.

Height Transitions



» Towers or other similar vertical architectural features, such as stairwells, do not require a step-back but shall not occupy more than 20 percent of the façade. The loss of mass/bulk from a required horizontal step-back may be transferred to a building façade that is not adjacent to or across the street from a R-1- or R-1/A-zoned lot, beyond the required maximum building height. Exceptions to and deviations from this requirement may be permitted by the Planning Division to allow construction at the permissible densities prescribed by the City's General Plan.

3.3.1.2 Windows Adjacent to Residences

Windows in new development facing existing single-family or duplex buildings within 15 feet of property lines shall be designed using at least one of the following standards:

» Provide translucent or obscure window glass.

» Design offset window patterns for windows on the same level as the existing windows.

» Locate windowsills five feet above the floor level (subject to Building Code requirements).

» Screen with dense landscaping between the new development and existing residential property, using evergreen tree or hedge materials expected to grow to a height of 15 feet or more.

3.3.1.3 Parking Lots Adjacent to Residences

» Parking Lot Fencing. For abutting lots that are zoned R-1 (Single-family Residential District) or R-1/A (Single-family/Duplex Residential District), all surface parking lots at the ground floor shall provide a minimum six-foot-high fence or wall between the parking lot and the property line. Fences or walls shall have a planted edge of at least four feet between the parking lot and the face of the fence or wall.

3.4 Landscaping and Lighting

3.4.1 Planting and Hardscape

Intent
Ensure that the landscape design of open space areas and landscaped areas in housing development projects provide well-maintained landscape that enhances new development.

3.4.1.1 Planting Pattern and Design Concepts

» Common open space areas shall include a minimum of one tree per 300 square feet of landscaping.

» All landscaped areas shall include at least two of the following planting design concepts:

- Specimen trees (48-inch box or more) in informal groupings or rows at major focal points.
- Use of planting to create shadow and patterns against walls.
- Use of planting to soften building lines and emphasize the positive features of the site.
- Use of flowering vines on walls, arbors, or trellises.
- Trees to create canopy and shade.

» All side lots between buildings of six feet or more shall be landscaped with trees or shrubs.

» At least 65 percent of total hardscaping in common open spaces shall consist of decorative pavers, masonry, colored concrete, decorative inlay, or stamped or otherwise textured concrete.

» All landscaping shall be irrigated in accordance with Chapter 17.41- Water Conservation in Landscaping.

» All landscaping shall be professionally managed for the life of the project and evidence of such management shall be supplied at the time of building permit issuance.

3.4.1.2 Street Trees

Provide street trees within the public right-of-way in a linear row pattern at an interval between 20 to 40 feet on all street façades, where the proposed street tree location does not impact any existing utilities. Street trees shall receive metal tree grates with removable center rings in a design acceptable to the Planning Division and shall be installed to City specification as to root ball excavation and depth.

3.4.1.3 Root Barrier Requirement

» Root barriers shall be provided for all trees located five feet or closer to any hardscape element or building.

3.4.1.4 Clearance from Utilities

Plant materials shall be placed so they do not restrict access to emergency apparatus such as fire hydrants or fore alarm boxes or disturb overhead lines or underground utilities. Trees and large shrubs shall be placed as follows:

» A minimum of six feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals.

» A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections.

» A minimum of 15 feet between the center of trees and large shrubs to utility poles and streetlights.

» A minimum of eight feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

3.4.1.5 Parking Lot Planting

» Parking Lot Tree Spacing. For surface parking lots, provide at least one tree per 400 square feet of total parking lot area. Trees shall be 15-gallon size minimum.

» Surface Parking Lot Perimeter. The perimeter of any surface parking lot shall terminate a minimum of five feet from the face of a building. This area shall be planted with shrubs, unless it's used as a pedestrian walkway.

3.4.1.6 Parking Structure Landscaping

» Edges of garage structures visible above grade shall be screened with evergreen plant materials to buffer views of the structure and block views of garage lighting from residents and public view.

3.4.1.7 Sustainable Landscaping

» Invasive Species Restriction. All plant materials shall be native California or noninvasive, drought-tolerant species adaptable to the Daly City climate. All species identified in the California Invasive Plant Council's (Cal-IPC) Inventory of Invasive Plants are prohibited.

» Recycled Irrigation Requirement. Landscape irrigation systems shall utilize recycled water systems, if available. If recycled water is available, salt-tolerant plant materials shall be selected.

» Low-Maintenance Planting Design. Plants shall be selected and landscapes designed to ensure that plants will grow to maturity without regular clipping or pruning at pathways, curbs, or buildings.

3.4.2 Lighting

Intent
Lighting should do just enough to light an area safely and attractively, without causing glare or spillover onto neighboring properties.

3.4.2.1 Street Frontage Lighting

All new buildings shall receive up-lighting and wall-wash lighting at the street frontage to provide an attractive appearance at night.

3.4.2.2 Pedestrian Lighting

All areas used by pedestrians and cyclists shall be illuminated at night. Such areas include:

» Pedestrian pathways

» Bicycle facilities

» Multi-modal pathways

» Open spaces

3.4.2.3 Street Lighting

Street lighting shall be installed inside the project along the network of internal streets.

All pole-mounted pedestrian and street lighting shall be shielded to minimize glare and prevent spill over onto adjacent properties. Shielded street lighting on poles 10 to 20 feet high shall be provided on at least one side of the private street, extending from the neighborhood property line to the first interior intersection.

3.4.2.4 Inappropriate Lighting

No lights that blink, revolve, flash, or change intensity shall be permitted in residential neighborhoods.

4. Definitions

- **Arterial Street:** Any street or road passing adjacent to or through a subdivision that carries the major flow of traffic and for which the traffic entering from side roads and streets may be controlled.
- **Cottage Court:** A group of small, detached housing units arranged around a shared court visible from the street.
- **Courtyard:** Outdoor area that is primarily open to the sky and surrounded by buildings, walls, or a combination of the two.
- **Dormer:** A roofed structure, often containing a window, that projects vertically beyond the plane of a primary pitched roofline.
- **Duplex, stacked:** A detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street.
- **Duplex, side-by-side:** A detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street.
- **Eave:** The edge of a roof, which projects beyond the wall plane, forming an overhang.
- **Elevation:** The exterior wall or face of a building extending vertically from the grade to the top of a parapet wall or eave, and horizontally across the entire width of the building.
- **Frontage:** The width of a lot or block measured along the property line adjacent to the street.
- **Gable:** A roof structure consisting of two sections whose upper horizontal edges meet to form its ridge.
- **Mansard:** A roof type having two slopes on every side, the lower slope being steeper than the upper.
- **Parapet:** A low protective wall along the edge of a roof, bridge, or balcony of diverse design and materials.
- **Porch:** A covered, sometimes partly closed area at the entrance to a building, usually projecting from the wall having a separate roof.
- **Primary Street:** Street where the highest level of vehicle, pedestrian, and/or bicycle circulation is anticipated for a development project.
- **Setback:** The required distance from the nearest elevation of a structure to the property line on which it is located.
- **Stepback:** A change in the vertical plane of a multistory building created by setting the upper-story building elevation away from the story(ies) below.
- **Townhouse:** A single unit or series of attached units side-by-side that generally have front doors on one side and garages on the back side. Most townhouses have two-car garages, either two spaces wide or two tandem spaces (end to end).
- **Walkway:** A passageway designed for use by pedestrians and not intended for use as a way for motor-driven vehicles.

Appendix

Checklist for Single-Family Developments

Name of Applicant: _____

Date: _____

Project Address: _____

Project Application Number (City staff to fill out): _____

Existing Zone: _____

Project is located adjacent to lots zoned R-3 (Multiple-Family Residential District) or R-4 (Multiple-Family Residential and Professional District)

(Yes/No) _____

Development Type (check all that apply):

☐ Single-Family ☐ Duplex

Single-Family/ Duplex Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Evaluation and Drawing Reference
2.1 Site Design							
2.1.1 Building Orientation and Street Edge							
2.1.1.1 Orientation to Street							
2.1.1.2 Access to Main Entry							
2.1.2 Parking and Service							
2.1.2.1 Driveway Length							
2.1.2.2 Driveway Paving Material							
2.1.2.3 Curb Cut/ Driveway Width							
2.1.2.4 Utility Screening							
2.1.2.5 Trash Storage Siting and Screening							
2.2 Building Design							
2.2.1 Building Frontage							
2.2.1.1 Main Entryway Requirement							
2.2.2 Massing and Articulation							
2.2.2.1 Front Elevation Massing							

Single-Family/ Duplex Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Evaluation and Drawing Reference
2.2.2.2 Garage Design							
2.2.2.3 Garage Door Design							
2.2.3 Windows							
2.2.3.1 Window Perimeter							
2.2.3.2 Window Detail for Front Facades							
2.2.3.3 Window Frame Materials							
2.2.4 Roof Design							
2.2.4.1 Roof Form							
2.2.4.2 Roof Pitch							
2.2.4.3 Flat Roofs							
2.2.4.4 Restricted Roof Forms							
2.2.5 Building Materials, Details, and Color							
2.2.5.1 Appropriate Building Materials							
2.2.5.2 Inappropriate Building Materials							
2.2.5.3 Gutters, Downspouts, and Vents							
2.2.5.4 Paint Color							
2.2.6 Special Standards for Duplexes and Attached Single-Family Residences							
2.2.6.1 Standards for Duplex Residential Buildings							
2.2.6.2 Articulation for Lots with Zero Lot Line							
2.3 Context Sensitivity							
2.3.1 Adjacent to Existing Residential Development							
2.3.1.1 Side Property Line Setback							
2.3.1.2 Windows Adjacent to Residences							
2.3.2 Hillside Design Standards							
2.3.2.1 Design of Rear Facades							
2.3.2.2 Design of Hillside Support Structures							
2.3.2.3 Design of Hillside Retaining Walls and Fences							
2.3.3 Daly City Planning Area Context Standards							
2.3.3.1 Westlake and Skyline							
2.3.3.2 St. Francis							
2.3.3.3 Serramonte							

Single-Family/ Duplex Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Evaluation and Drawing Reference
2.3.3.4 Vista Grande							
2.3.3.5 Hillside							
2.3.3.6 Crocker							
2.3.3.7 Southern Hills							
2.3.3.8 Bayshore							
2.4 Landscaping and Lighting							
2.4.1 Front yard Landscaping							
2.4.1.1 Required Landscape Coverage							
2.4.2 Planting							
2.4.2.1 Planting Size							
2.4.2.2 Planting Location							
2.4.2.3 Street Trees							
2.4.2.4 Automatic Irrigation Controllers							
2.4.3 Fencing							
2.4.3.1 Fencing Required							
2.4.3.2 Open Fencing							
2.4.3.3 Fence Height							
2.4.3.4 Prohibited Materials							
2.4.4 Exterior Lighting							
2.4.4.1 Lighting Fixtures							
2.4.4.2 Entryway Illumination							
2.4.4.3 Ground-mounted Lighting							
2.5 Objective Design Standards for Accessory Dwelling Units (ADU) in Single-Family/ Duplex Zoning Districts							
2.5.1 Two-Story ADU Design							

Checklist For Multifamily Developments

Name of Applicant: _____

Date: _____

Project Address: _____

Project Application Number (City staff to fill out): _____

Existing Zone: _____

Project site is located adjacent to lots zoned R-1 (Single-family Residential District) or R-1/A (Single-family/Duplex Residential) (Yes/No) _____

Development Type (check all that apply):

☐ Multifamily

Multifamily Residential Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Evaluation and Drawing Reference
3.1 Site Design							
3.1.1 Building-Street Edge							
3.1.1.1 Building Orientation							
3.1.1.2 Minimize Frontage Length							
3.1.1.3 Entryway Access Walkway							
3.1.1.4 Corner Buildings							
3.1.2 Open Space							
3.1.2.1 Private Common Open Space- Siting							
3.1.2.2 Private Common Open Space- Usability							
3.1.2.3 Minimum Dimensions							
3.1.2.4 Visibility							
3.1.2.5 Standard Pedestrian Walkways							
3.1.2.6 Seating							
3.1.2.7 Amenity Features							
3.1.2.8 Play Areas							
3.1.2.9 Open Air Structures							

Multifamily Residential Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Evaluation and Drawing Reference
3.1.3 Multiple-Building Development							
3.1.3.1 Circulation							
3.1.3.2 Street Entry Features							
3.1.4 Parking							
3.1.4.1 Parking Areas Siting							
3.1.4.2 Parking Access							
3.1.4.3 Curb Cuts							
3.1.4.4 Vehicular Access to Structured Parking							
3.1.4.5 Parking Lot Screening							
3.1.4.6 Structured Parking Design							
3.1.4.7 Services-Restricted Parking Space Minimum							
3.1.4.8 Bicycle Parking							
3.1.5 Trash and Recycling Areas							
3.1.5.1 Trash Storage Siting							
3.1.5.2 Access to Trash Collection Facilities							
3.1.5.3 Review by Trash/Recycling Service Provider							
3.1.6 Cluster Mailbox Design							
3.1.6.1 Paving Type							
3.1.6.2 Sidewalks and Pedestrian Pathways							
3.1.6.3 Landscaping							
3.1.6.4 Lighting							
3.1.7 Services and Utilities							
3.1.7.1 Location Restrictions							
3.1.7.2 Utility Meters							
3.1.7.3 Location of Transformers and Generators							
3.1.7.4 Screening of Backflow Preventers							
3.1.7.5 Screening of Rooftop Mechanical Equipment							
3.1.7.6 Stormwater Management							
3.2 Building Design							
3.2.1 Entryway/ Lobby Design							
3.2.1.2 Ground Floor Frontage							

Multifamily Residential Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Evaluation and Drawing Reference
3.2.2 Massing and Articulation							
3.2.2.1 Massing Breaks							
3.2.2.2 Building Composition							
3.2.2.3 Roofline Variation							
3.2.3 Architectural Detailing							
3.2.3.1 Architectural Roof Details							
3.2.3.2 Architectural Design Features on Elevations							
3.2.3.3 Windows							
3.2.4 Building Materials and Finishes							
3.2.4.1 Appropriate Building Materials							
3.2.4.2 Inappropriate Building Materials							
3.2.4.3 Other Material Requirements							
3.2.4.4 Color							
3.3 Context Sensitivity							
3.3.1 Adjacent to Existing Residential Development							
3.3.1.1 Height Transitions							
3.3.1.2 Window Adjacent to Residences							
3.3.1.3 Parking Lots Adjacent to Residences							
3.4 Landscaping and Lighting							
3.4.1 Planting and Hardscape							
3.4.1.1 Planting Pattern and Design Concepts							
3.4.1.2 Street Trees							
3.4.1.3 Root Barrier Requirement							
3.4.1.4 Clearance from Utilities							
3.4.1.5 Parking Lot Planting							
3.4.1.6 Parking Structure Landscaping							
3.4.1.7 Sustainable Landscaping							
3.4.2 Lighting							
3.4.2.1 Street Frontage Lighting							
3.4.2.2 Pedestrian Lighting							
3.4.2.3 Street Lighting							
3.4.2.4 Inappropriate Lighting							

DALY CITY
CALIFORNIA
INCORPORATED MARCH 27, 1911
GATEWAY TO THE PENINSULA